

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- 1) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 2) Please see attached Grading review sheet (Comment 2) for comment and requirement.
- 3) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- 4) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- 5) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- 6) A revised tentative map and/or exhibit map are required to show the following additional items:
 - a. Add the number "0" in front of Tract Number 72718 (i.e. TR 072718).
 - b. Provide a project scope (i.e. number of proposed units).
 - c. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - d. Provide a full cross-section for San Bernardino Road by showing the existing right of way width and improvements, and the proposed right of way width and improvements.
 - e. Label "A" Street, "B" Street, and "C" Street as "Private Driveway and Fire Lane". Also, label "A" Drive, "B" Drive, and "C" Drive instead of "A" Street, "B" Street, and "C" Street.

- f. Provide the grading quantities on the tentative map as shown on the Land Division Application” (i.e. cut, fill, import and export).
- g. Please see attached Storm Drain and Hydrology review sheet (Comments 2 and 4).
- h. Please see attached Grading review sheet (Comment 1) for comments and requirements.
- i. Please see attached Road review sheet for comments and requirements.
- j. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- k. Please see attached Water review sheet (Comment 2) for comments and requirements.

HCW
John Chin
Prepared by John Chin

Phone (626) 458-4918

Date 05-08-2014

tr72718L-new.doc
<http://planning.lacounty.gov/case/view/tr072718/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 72718

TENTATIVE MAP DATED 04/15/2014
EXHIBIT MAP 04/15/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Prior to tentative map approval for drainage, submit an exhibit map showing building footprints, pad elevations, and proposed drainage and grading patterns.

Reviewed by  Date 05/07/14 Phone (626) 458-4921
HAZEL PAROAN


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 072718

Page 1/1

TENTATIVE MAP DATED 04/15/2014
EXHIBIT MAP DATED 04/15/2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Earthwork volume, including cut, fill, import, and export, as applicable.
 - b. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - c. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - d. Show existing grading and drainage pattern on the offsite properties adjacent to the Property lines to identify whether the retaining walls will obstruct any offsite drainage pattern.
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 4/21/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072718\GP 072718\2014-04-17 TTR 072718 SUBMITTAL

TENTATIVE MAP DATED 04-15-2014
EXHIBIT MAP DATED 04-15-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) A revised tentative map is required to show the following additional items:
 - a. Show improvements to extend the frontage road along the property frontage, including a 5 foot wide sidewalk adjacent to the property line. The frontage road shall be a minimum of 34 feet curb to curb. Permission is granted to reduce the parkway on the south side of the frontage road to 10 feet.
 - b. Provide a cross section of San Bernardino Road showing the proposed frontage street improvements, including curb, gutter, base, pavement, and sidewalk (5 feet adjacent to the property line) along the property frontage on the frontage road south of San Bernardino Road to the satisfaction of Public Works.
 - c. See additional comments on the attached check print.

Prepared by Omar Ahmed ^{OA}
tr072718r

Phone (626) 458-4921

Date 05-8-2014

THAT PORTION OF LOT 1 OF TRACT NO. 2986, AS PER MAP RECORDED IN BOOK 32 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

APN: 8435-027-001

PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF OCTOBER 9, 2013

EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

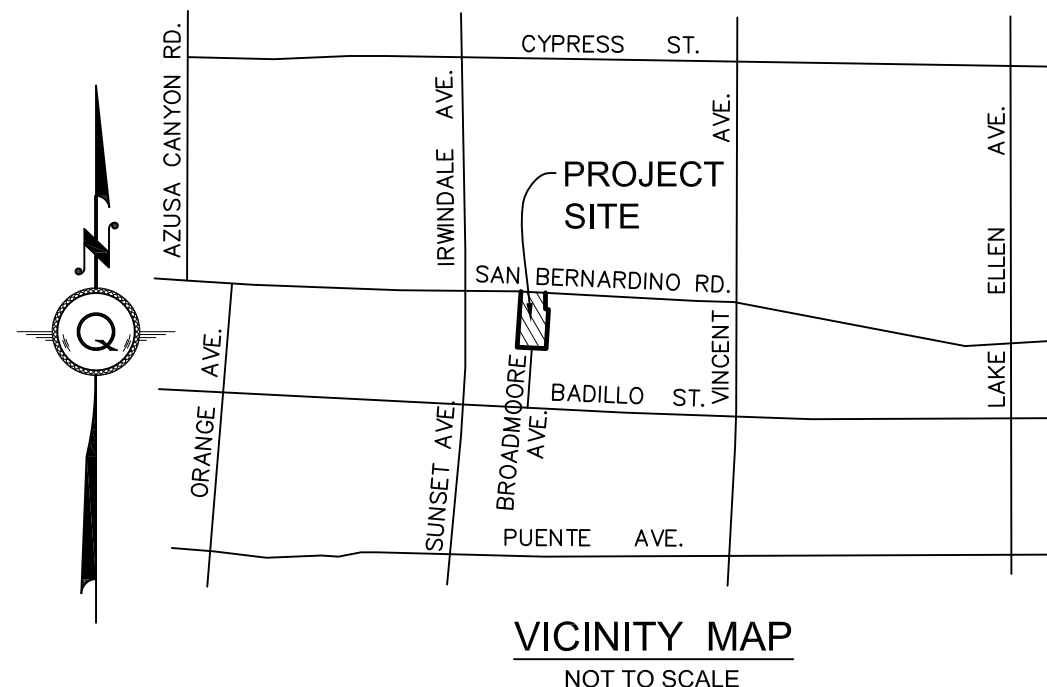
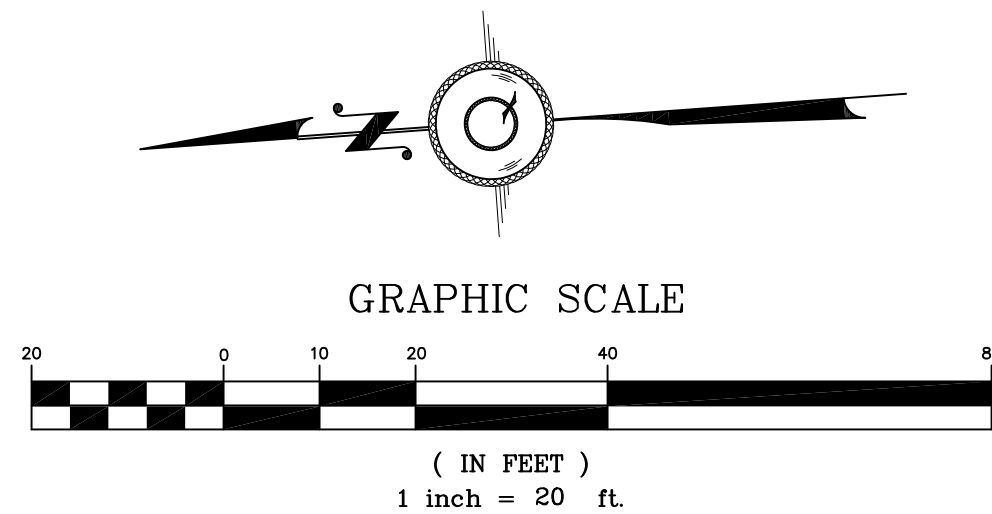
3. AN EASEMENT FOR A DITCH OR PIPE LINE FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 1046 OF DEEDS, PAGE 48 (NOT PLOTTABLE)
4. AN EASEMENT FOR DITCH AND PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 986 OF DEEDS, PAGE 238. (NOT PLOTTABLE)
5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41837, PAGE 282 OF OFFICIAL RECORDS. (PLOTTED)
6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41903, PAGE 448 OF OFFICIAL RECORDS. (PLOTTED)
7. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT REGISTERED JULY 13, 1948 AS DOCUMENT NO. 14581-G OF TORRENS. (PLOTTED)
8. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 15, 1965 AS INSTRUMENT NO. 4665 OF OFFICIAL RECORDS. (PLOTTED)
9. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BROADMOOR AVENUE HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 922198179 OF OFFICIAL RECORDS. (PLOTTED)
10. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAN BERNARDINO ROAD HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 922198180 OF OFFICIAL RECORDS. (PLOTTED)
11. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAN BERNARDINO ROAD HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198181 OF OFFICIAL RECORDS. (PLOTTED)

1. SITE ADDRESS: 10650 E. SAN BERNARDINO ROAD, COVINA, 91722
2. ASSESSORS PARCEL: 8436-027-001
3. THOMAS BROTHERS: 596-F5
4. GENERAL PLANNING PLAN: COUNTYWIDE
5. ZONING: (ZONED DISTRICT-4R1NDAL)
EXISTING: A-1-6000 (LIGHT INDUSTRIAL-6.0' S.F. MIN. LOT AREA)
6. LAND USE:
EXISTING: CHURCH
PROPOSED: RESIDENTIAL
7. ADJACENT LAND USES:
NORTH: SOUTH, EAST, AND WEST-RESIDENTIAL
8. FLOOD ZONE: "X" PER FEMA MAP 900373-1700F DATED 09/26/2008 (PER FEMA WEB SITE)
9. SEWER IS AVAILABLE IN BROADMOORE AVENUE.
10. WATER IS AVAILABLE IN BROADMOORE AVENUE.
11. GAS IS AVAILABLE IN BROADMOORE AVENUE.
12. ELECTRICAL SERVICE TO BE PROVIDED BY SOUTHERN CALIFORNIA EDISON.
13. TELEPHONE SERVICES PROVIDED BY: PACIFIC BELL
14. PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED ON FINAL PLANS.
15. ALL LOTS WILL DRAIN TO STREET.
16. ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEWARD SLOPES.
17. ESTIMATED EARTHWORK QUANTITIES:
APPROXIMATE CUT: CY
APPROXIMATE FILL: CY
APPROXIMATE EXPORT: CY
18. THERE ARE SEVERAL EXISTING STRUCTURES TREES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP. ALL ARE TO BE REMOVED.
19. ALL INTERIOR STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE COUNTY REQUIREMENTS.
21. ANY IMPROVEMENTS REQUIRED BY THE COUNTY OF LOS ANGELES SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY ENGINEER.
22. ALL LOT DIMENSIONS ARE APPROXIMATE.
23. THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY ROBERT J. LUNG & ASSOCIATES AND FLOWN IN DECEMBER 2013.
24. TOTAL EXISTING LOTS: 1

24. TOTAL EXISTING LOTS: 1
25. TOTAL PROPOSED LOTS: 1
26. TOTAL GROSS AREA: 143,440 SQ. FT. (3.29 AC.)
(TO CENTERLINE OF ABUTTING STREET)
NET AREA 122,202 SQ. FT. (2.805 AC.)
27. EXISTING STRUCTURES TO BE REMOVED.
28. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SUBJECT SITE.
29. NOT A FLOOD HAZARD AREA
30. PROPOSED PARKING:
RESIDENTIAL PARKING PROVIDED:
GUEST PARKING PROVIDED:
TOTAL PARKING PROVIDED: 44 2 CAR GARAGE SPACES
10 GUEST PARKING SPACES
54 SPACES

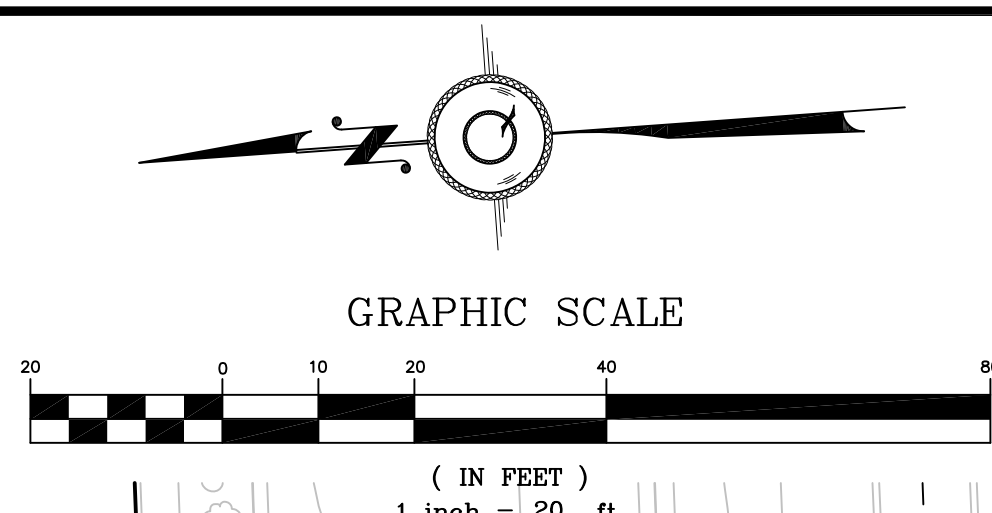
A.P.	ANGLE POINT
A.C.	ASPHALT
B.W.	BACK OF WALK
B.C.	BIG CURVE
B.C.	CENTERLINE
C.	CLEAN
CONC.	CONCRETE
DRIVEWAY	DRIVEWAY
E.D.	EDGE OF DRIVEWAY
E.G.	EDGE OF GUTTER
E.C.	END CURVE
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.S.	FINISHED SURFACE
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
G.B.	GRADE BREAK
G.F.	GARAGE FLOOR
H.C.	HOUSE CONNECTION
H.P.	HIGH POINT
H.F.	INVERT
M.H.	MANHOLE
N.	NATURAL GROUND
P.O.S.	POINT ON SLOPE
P.P.	PROPERLY
P.P.	POWER POLE
S.D.M.H.	STORM DRAIN MANHOLE
S.D.M.H.	STORM SEWER MANHOLE
T.C.	TOP OF CURB
T.G.	TOP OF GRADE
T.W.	TOP OF WALL
T.S.	TOP OF STEP
T.G.B.	TOP OF GRADE BEAM
B.S.	BOTTOM OF STEP
D.S.	DOWNSPOUT
G.S.	GROUND SHOT

Provide a typical section for San Bernardino Road along the frontage of the project. The typical section should include all proposed improvements including the raised island between the frontage road and San Bernardino Road.



TENTATIVE MAP

SHEET TITLE: F



TENTATIVE TRACT NO. 72718
MAJOR DIVISION OF LAND
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED AREA OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:
PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF OCTOBER 9, 2013

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 2986, AS PER MAP RECORDED IN BOOK 32 PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 1 BEARS SOUTH 88° 31' 40" EAST, AND DISTANT 455.57 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 3° 44' 50" WEST 489.45 FEET; THENCE SOUTH 85° 50' 55" EAST 288.46 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 1, SAID POINT BEARING NORTH 4° 09' 05" EAST AND DISTANT 567.77 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 4° 09' 05" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, 383.21 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 05' 40" WEST 33.00 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 4° 09' 05" EAST ALONG SAID EASTERLY LINE, 98.97 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 88° 05' 40" WEST ALONG SAID NORTHEASTERLY LINE, 87.00 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 31' 40" WEST ALONG SAID NORTHEASTERLY LINE, 172.04 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS A PORTION OF PARCEL 1 ON LICENSED SURVEYOR'S MAP FILED IN BOOK 43 PAGE 20 OF RECORD OF SURVEYS.

APN: 8435-027-001

EASEMENTS:
PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF OCTOBER 9, 2013

EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

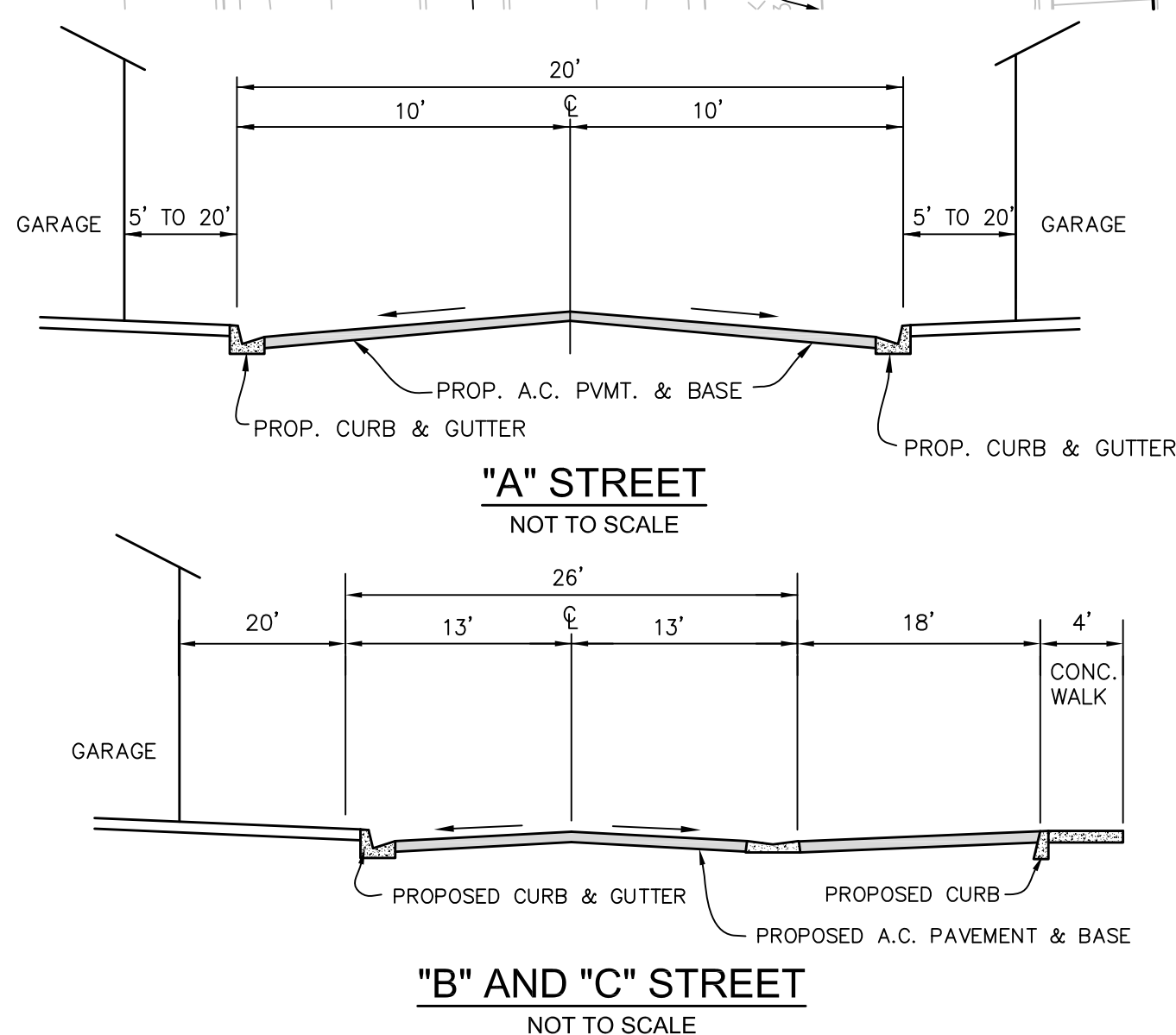
- AN EASEMENT FOR A DITCH OR PIPE LINE FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 1046 OF DEEDS, PAGE 46, (NOT PLOTTABLE)
- AN EASEMENT FOR DITCH AND PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 986 OF DEEDS, PAGE 239, (NOT PLOTTABLE)
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NOTES:

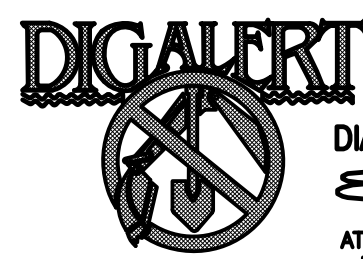
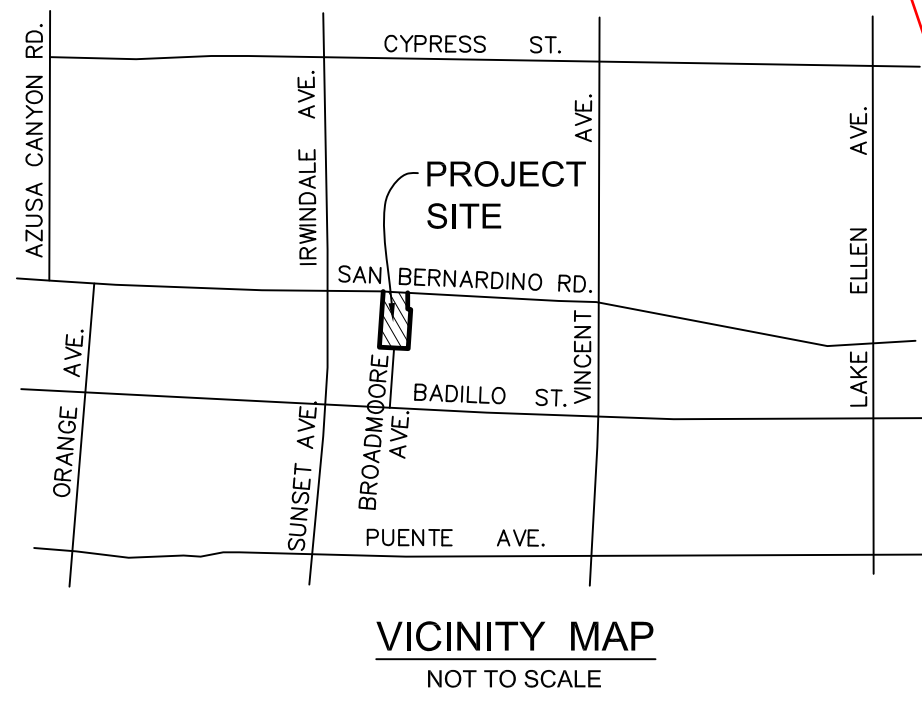
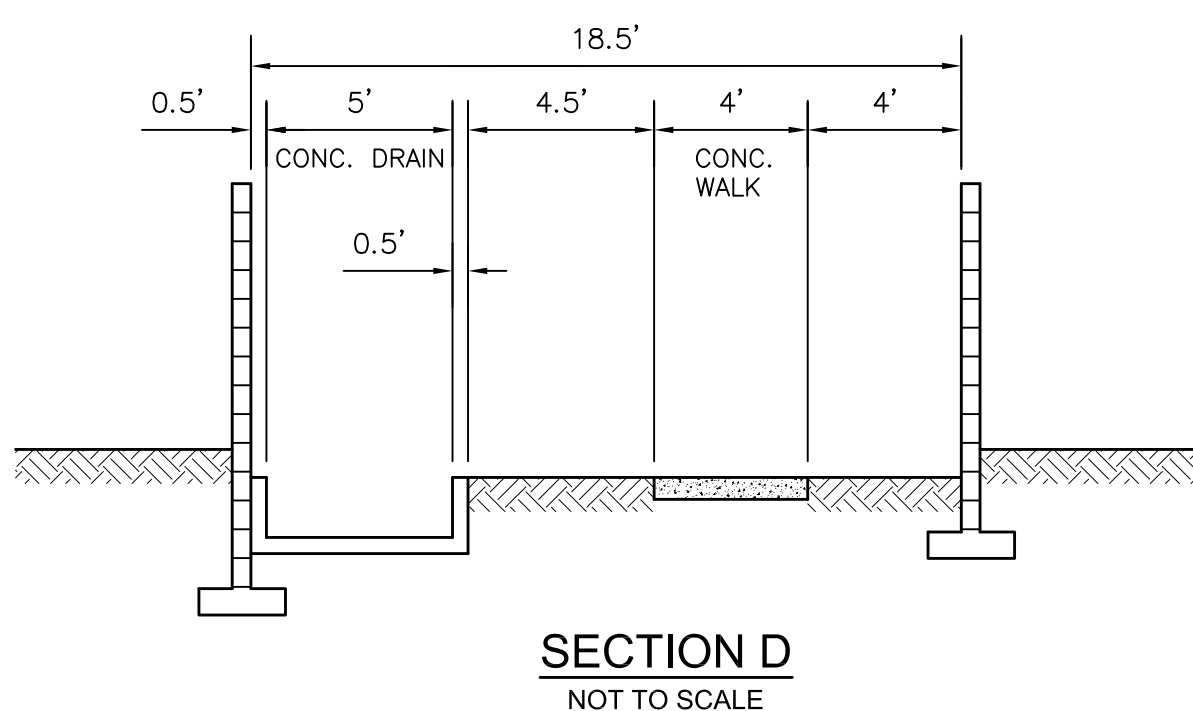
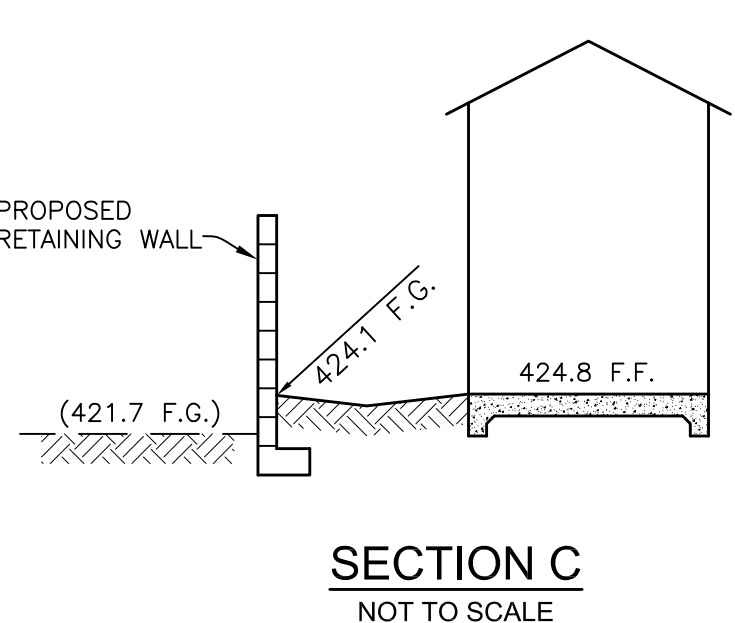
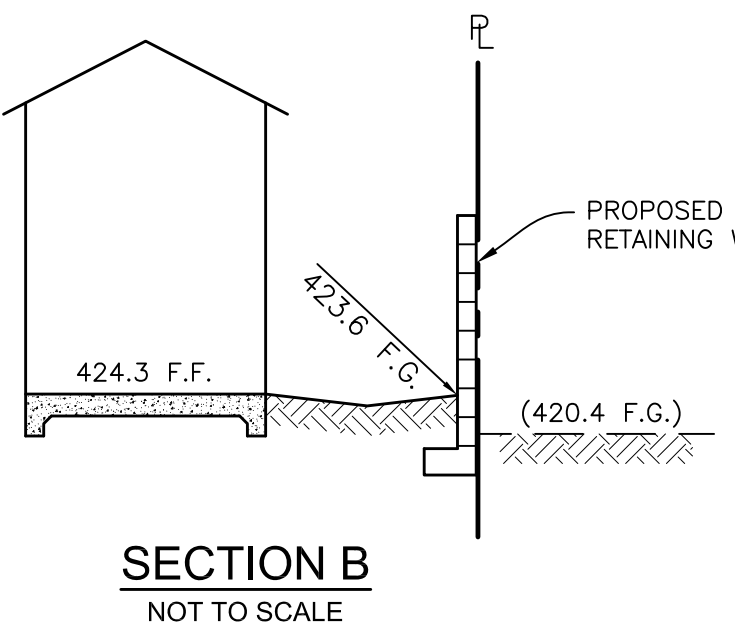
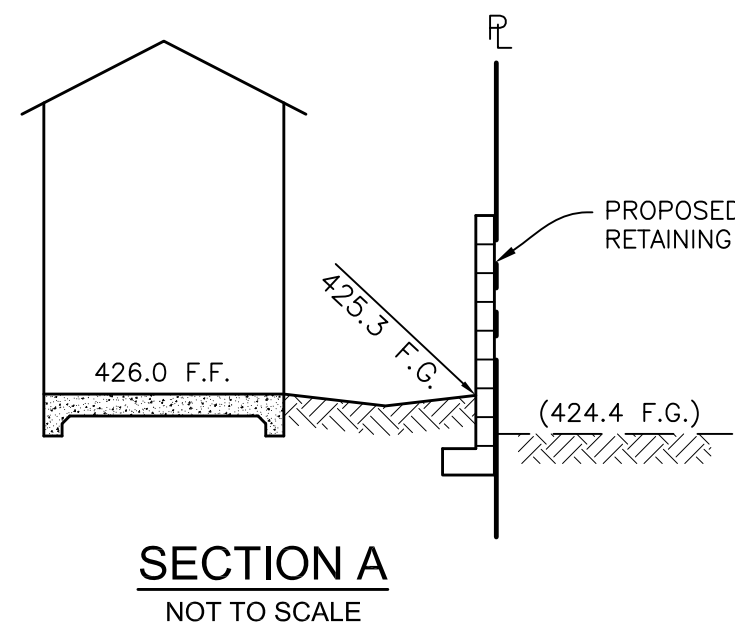
- SITE ADDRESS: 16050 E. SAN BERNARDINO ROAD, COVINA, 91722
- ASSESSORS PARCEL: 8436-027-001
- THOMAS BROTHERS: 598-F5
- GENERAL PLAN/LOCAL PLAN/COUNTYWIDE
- ZONING (ZONED DISTRICT-IR/INDL) EXISTING: A-1-6000 (LIGHT INDUSTRIAL-6,000 S.F. MIN. LOT AREA)
- LAND USE: EXISTING: CHURCH PROPOSED: RESIDENTIAL
- ADJACENT LAND USES: NORTH, SOUTH, EAST, AND WEST/RESIDENTIAL
- FLOOD ZONE: "X" PER FEMA MAP 09037C1700F DATED 09/26/2008 (PER FEMA WEB SITE)
- SEWER IS AVAILABLE IN BROADMOOR AVENUE.
- WATER IS AVAILABLE IN BROADMOOR AVENUE.
- GAS IS AVAILABLE IN BROADMOOR AVENUE.
- ELECTRICAL SERVICE TO BE PROVIDED BY SOUTHERN CALIFORNIA EDISON.
- TELEPHONE SERVICES PROVIDED BY: PACIFIC BELL
- PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED ON FINAL PLANS.
- ALL LOTS WILL DRAIN TO STREET.
- ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
- ESTIMATED EARTHWORK QUANTITIES:
APPROXIMATE CUT: CY
APPROXIMATE FILL: CY
APPROXIMATE EXPORT: CY
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- ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE COUNTY REQUIREMENTS.
- ANY IMPROVEMENTS REQUIRED BY THE COUNTY OF LOS ANGELES SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY ENGINEER.
- ALL LOT DIMENSIONS ARE APPROXIMATE.
- THE AERIAL PHOTOGRAPHY WAS FLOWN AND COMPILED BY ROBERT J. LUNG & ASSOCIATES AND FLOWN IN DECEMBER 2013.
- TOTAL EXISTING LOTS: 1
- TOTAL PROPOSED LOTS: 1
- TOTAL GROSS AREA: 143,440 SQ. FT. (3.29 AC.) (TO CENTERLINE OF ABUTTING STREET)
NET AREA 122,202 SQ. FT. (2.805 AC.)
- EXISTING STRUCTURES TO BE REMOVED.
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SUBJECT SITE.
- NOT A FLOOD HAZARD AREA
- PROPOSED PARKING:
RESIDENTIAL PARKING PROVIDED: 44 2 CAR GARAGE SPACES
GUEST PARKING PROVIDED: 10 GUEST PARKING SPACES
TOTAL PARKING PROVIDED: 54 SPACES

ABBREVIATION:

- A.P. ANGLE POINT
A.C. ASPHALT
B.W. BACK OF WALK
B.C. BEGIN CURVE
C/L CENTERLINE
C.O. CLEANOUT
CONC. CONCRETE
DWY. DRIVEWAY
E.D. EDGE OF DRIVEWAY
E.G. EDGE OF GUTTER
E.C. END CURVE
F.F. FINISHED FLOOR
F.G. FINISHED GRADE
F.S. FINISHED SURFACE
F.H. FIRE HYDRANT
F.L. FLOW LINE
G.B. GRADE BREAK
G.F. GARAGE FLOOR
H.C. HOUSE CONNECTION
H.P. HIGH POINT
INV. INVERT
M.H. MANHOLE
N.G. NATURAL GROUND
P.O.S. POINT ON SLOPE
P/L PROPERTY LINE
P.P. POWER POLE
S.D.M.H. STORM DRAIN MANHOLE
S.S.M.H. SANITARY SEWER MANHOLE
T.C. TOP OF CURB
T.G. TOP OF GRATE
T.W. TOP OF WALL
T.S. TOP OF STEP
T.G.B. TOP OF GRADE BEAM
B.S. BOTTOM OF STEP
D.S. DOWNPOUT
G.S. GROUND SHOT



Provide a typical section for San Bernardino Road along the frontage of the project. The typical section should include all proposed improvements including the raised island between the frontage road and San Bernardino Road



DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A.DIG ALERT AT 1-800-927-2880 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

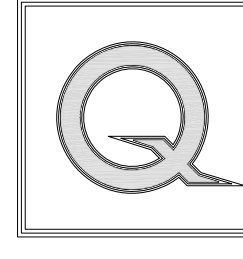
ARCHITECT / PLANNER
NEWMAN GARRISON
1401 DOVE STREET
SUITE 401
NEWPORT BEACH, CA 92660
PHONE: (949) 756-0818

OWNER:
TRINITY LUTHERN CHURCH OF COVINA CALIFORNIA
16050 E. SAN BERNARDINO ROAD
COVINA, CA 91722

BENCH MARK:
B.M. NO. G 4955 ELEV. 421.134
DPW BM TAG E CB 13M(42.7 FT) N/O
BOR @ NE COR IRWINDALE AVE &
SAN BERNARDINO RD
COVINA (2005)



PLANS PREPARED BY:
R. T. QUINN & ASSOCIATES
CIVIL ENGINEERS / LAND SURVEYORS
1907 Border Avenue
Torrance, California 90501
Voice (310) 320-4125 Fax (310) 320-5125
E-Mail Address: bob@rtquinn.net
R.T. Quinn
ROBERT T. QUINN
R.C.E. 24988 EXP. 12-31-15
PROJ. MGR. BOB QUINN
E-MAIL ADDRESS: bob@rtquinn.net
DATE: 04-10-14 JOB N°: 213044 DRAWN BY: SAZ



REVISIONS			
N°	DATE	BY	DESCRIPTION

DEVELOPER:
WATT COMMUNITIES
2718 OCEAN PARK BLVD.# 2025
SANTA MONICA, CA 90405
ATTN: EFREM JOELSON
(310) 314-6074
(310) 450-0291 FAX
ejolson@wattcommunities.com

PROJECT TITLE
TENTATIVE TRACT NO. 72718
FOR CONDOMINIUM PURPOSES
JOB ADDRESS
16050 E. SAN BERNARDINO ROAD
COVINA, CA 91722
LEGAL DESCRIPTION
SEE ABOVE HEREON.
SCALE:
1" = 20'
SHEET
2 OF 2

It is recommended that this tentative map and/or exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A revised tentative map is required to show the following items:
 - a. Label the existing sewer mainline with the PC or CI number.
 - b. The curve joining the existing sewer in Broadmoor Avenue must have a minimum radius of 120 feet and delta less than 60 degree.
 - c. Provide and label minimum 10 feet sanitary sewer easement.
 - d. Provide information on whether there are any existing underground cables along the southerly tract boundary would cause any conflict with the proposed sewer mainline.




Prepared by Imelda Ng
TR72718s-new.doc

Phone (626) 458-4921

Date 05-08-2014

It is recommended that this tentative map and/or exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map and/or exhibit map is required to show the following items:
 - a. Label existing water main lines with the name of corresponding water purveyor.
 - b. Show location of proposed point of connection from proposed development to existing public water.


Prepared by Imelda Ng
tr72718w-new.doc

Phone (626) 458-4921


Date 05-08-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072718

Page 1/1

TENTATIVE MAP DATED 04-15-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by  John Chin

tr72718L-new.doc

<http://planning.lacounty.gov/case/view/tr072718/>

Phone (626) 458-4918

Date 04-21-2014

The following reports consisting of ____ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW



Prepared by John Chin

Phone (626) 458-4918

Date 05-08-2014

tr72718L-new.doc

<http://planning.lacounty.gov/case/view/tr072718/>

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 72718
SUBDIVIDER Watt Communities LLC
ENGINEER R.T Quinn & Assoc.
GEOLOGIST ---
SOILS ENGINEER ---

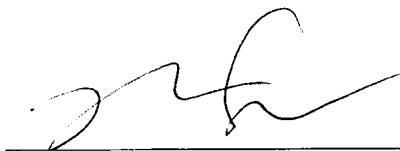
TENTATIVE MAP DATED 4/15/14
LOCATION Covina
GRADING BY SUBDIVIDER [Y] (8,900 c.y.)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

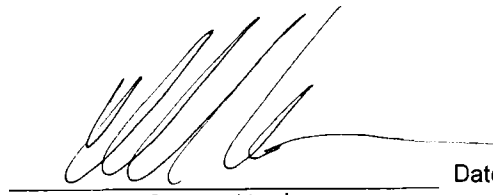
- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 4-28-14 is attached.

Prepared by



Ricardo Lopez-Maldonado

Reviewed by



Charles Nestle

Date 28 April 2014

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129 / A864
Sheet 1 of 1

Tentative Tract Map 72718
Location Covina
Developer/Owner Watt Communities LLC
Engineer/Architect R. T. Quinn & Associates
Soils Engineer ---
Geologist ---

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Tentative Tract Map Dated by Regional Planning 4/15/14

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.lacounty.gov/qmed/Manual.pdf>

Prepared by _____

Date 4/28/14



Please complete a Customer Service Survey at <http://dpw.lacounty.gov/qmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\amepub\Development Review\Soils Review\Jeremy\TR 72718, Covina, TTM-A 1.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 82 feet from centerline including a frontage road along the property frontage on San Bernardino Road. 42 feet of additional right of way is required along the property frontage.
2. Construct improvements to extend the frontage road along the property frontage, including curb, gutter, base, pavement, and sidewalk (5 foot sidewalk adjacent to the property line) to the satisfaction of Public Works. The frontage road shall be a minimum of 34 feet curb to curb. Permission is granted to reduce the parkway on the south side of the frontage road to 10 feet.
3. Construct adequate transition between existing and proposed improvements on the westerly property line to the satisfaction of Public Works.
4. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
5. Construct new driveway to the satisfaction of Public Works.
6. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
7. Repair any damaged improvements during construction to the satisfaction of Public Works.
8. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
9. Plant street trees along the property frontage on San Bernardino Road and the frontage road to the satisfaction of Public Works.
10. The homeowners association shall be responsible for maintenance of the greenscape along the street frontage on the frontage road south of San Bernardino Road and on the island between San Bernardino Road and the frontage road. A maintenance covenant may be required.
11. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 072718

Page 2/2

TENTATIVE MAP DATED 04-15-2014
EXHIBIT MAP DATED 04-15-2014

12. Street Lighting Conditions pending
13. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works

oA
Prepared by Omar Ahmed
tr072718r

Phone (626) 458-4921

Date 05-8-2014